



THE UNIVERSITY of TENNESSEE
KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: ARP – PREC Improvements
UT Institute of Agriculture
SBC 540/001-02-2023

Category: Standard
Total Budget: \$4,440,000
MACC: \$3,570,000
Designer Fee: \$231,275

Project Approved: February 9, 2023

Construction of the Plateau Research & Education Center (PREC) facilities for Beef Cattle research. Includes new buildings, pens, and related infrastructure and site needs to enable the operation of this new facility. It will include all related work to complete the project.

- 1. Sparkman & Associates Architects, Inc.

Sparkman’s cited experience includes agriculture related projects along with animal care. These projects have different aspects that are similar to some of the needs on this project. Their cited projects include prior experience with UTIA. They have been a good service provider and their team is qualified, experienced, and have worked together previously. Sparkman’s consultants include S&ME, Inc. (Civil), Bender & Associates Structural Engineers, LLC (Structural), Facility Systems Consultants, LLC (Mechanical, Plumbing, Fire Protection & Electrical), Lauderdale Design Group, Inc. (FF&E), Engineering & Testing Solutions, LLC (Geotechnical & Testing), and EnSafe, Inc. (Hazardous Materials Testing). Sparkman & Associates Architects, Inc. is located in Knoxville, TN.

- 2. Smee Busby Architects, P.C.

Smee Busby’s project experience shows their experience in work related to animal care facilities for the Institute of Agriculture and another government entity. They have a good working relationship with UTIA. Their personnel are knowledgeable and have experience in working with campus personnel. Their consultants are Ardurra Group, Inc. (Civil), IBI Group Architects, Engineers and Landscape Architects, A New York General Partnership (Landscape), and I.C. Thomasson Associates, Inc. (Mechanical, Electrical, & Plumbing). Smee Busby Architects, P.C. is located in Knoxville, TN.

- 3. Franklin Associates, Architects, Inc.

Franklin has project experience that is comparable to what would be needed for this project. The work includes various different renovation and work associated with some of the aspects of this project. Firm personnel are qualified and knowledgeable. Their consultants are March Adams & Associates, Inc. (Civil & Structural) and CMTA, Inc. (Electrical, Mechanical, Plumbing & Fire Protection). Franklin Associates, Architects, Inc. is located in Chattanooga, TN.

A total of 5 firms submitted qualifications for this project. The other firms submitting are as follows:

Hurst-Roshe, Inc.	Nashville, TN
The Architecture Collaborative, LLC	Knoxville, TN



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: ARP – MTREC Spring Hill Improvements
UT Institute of Agriculture
SBC 540/001-01-2023

Category: Minor

Total Budget: \$2,400,000

MACC: \$1,890,000

Designer Fee: \$129,036

Project Approved: February 9, 2023

Improvements of the Middle Tennessee Research & Education Center (MTREC) for Beef Cattle large scale production research, including concrete pads of various sizes, electrical and water services to pastures, infrastructure improvements, and all related work to complete the project.

1. AECOM Technical Services, Inc.

AECOM’s cited experience highlights multi-type projects showing coverage of new infrastructure, renovation, and waste handling. These aspects should cover the needs for this project. Their team is qualified, experienced, and have worked together previously. AECOM will utilize in-house and regional staff to perform base design and will use Civil Infrastructure Associates as a Surveying consultant. AECOM Technical Services, Inc. is located in Franklin, TN.

2. LBYD, Inc.

LBYD’s project experience includes agriculture work for both higher education and secondary school needs. Work for other higher education shows their ability to help with agricultural research. Their personnel are knowledgeable with experience shown in the projects cited. Their consultants are I.C. Thomasson Associates, Inc. (Mechanical, Electrical, & Plumbing) and L.I. Smith & Associates, Inc. (Survey). LBYD, Inc. is located in Franklin, TN.

3. Kimley-Horn and Associates, Inc.

Kimley-Horn’s project experience is comparable to what would be needed for this project. Their work shows comparable aspects to services needed for this project. Firm personnel are qualified and knowledgeable. Their proposed team can cover all aspects of this project. They have one consultant, Terracon Consultants, Inc. (Geotechnical, Hazardous Materials Testing, & Construction Testing). Kimley-Horn and Associates, Inc. is located in Nashville, TN.

A total of 5 firms submitted qualifications for this project. The other firms submitting are as follows:

CT Consultants, Inc.	Nashville, TN
Ware Malcomb, Inc.	Franklin, TN



DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Art & Architecture Office Renovation
UT Knoxville
SBC 540/009-03-2023

Category: Minor
Total Budget: \$1,685,000
MACC: \$815,000
Designer Fee: \$74,890

Project Approved: February 9, 2023

Renovation of offices in the Art & Architecture Building. Includes all related work.

1. Hastings Architecture, LLC

Hastings Architecture has highlighted experience which covers various renovation projects for both private and public entities which show their expertise in interior renovations in the style like the Art & Architecture Building while also designing to meet collegiate gothic components in other projects. Their team is experienced and will cover all aspects of this project. Their consultant is I.C. Thomasson Associates, Inc. (Mechanical, Electrical & Plumbing). Hastings Architecture, LLC is located in Nashville, TN.

2. Smith Gee Studio, LLC

Smith Gee's experience includes various projects related to office interior renovations showing design of active office environments in spaces similar to the interiors of the Art & Architecture Building. Project team is complete, and they are experienced and knowledgeable. Their consultant for this project will be Facility Systems Consultants, LLC (Mechanical, Electrical & Plumbing). Smith Gee Studio, LLC is located in Nashville, TN.

3. Sanders/Pace Architecture, LLC

Sanders/Pace has project experience which includes several project types which are underway and have been completed for the University. Work includes new interior environments and design of new spaces meeting higher education departmental needs. The principal and staff are experienced and have worked with UT Knoxville previously. Their consultants are Lauderdale Design Group, Inc. (FF&E) and Engineering Services Group, Inc. (Mechanical, Plumbing, Fire Protection & Electrical). Sanders/Pace Architecture, LLC is located in Knoxville, TN.

A total of 9 firms submitted qualifications for this project. The other firms submitting are as follows:

Baxter Architecture and Design LLC	Knoxville, TN
Culture Architecture and Design, PLLC	Nashville, TN
George Armour Ewart, Architect (Sole Proprietorship)	Knoxville, TN
Hunter Architecture & Design, LLC	Nashville, TN
Sparkman & Associates Architects, Inc.	Knoxville, TN

The Architecture Collaborative, LLC	Knoxville, TN
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DEPARTMENT OF CAPITAL PROJECTS**Designer Recommendation**

Project: Carrick Hall Repairs
UT Knoxville
SBC 540/009-04-2023

Category: Minor

Total Budget: \$1,690,000

MACC: \$1,477,000

Designer Fee: \$128,738

Project Approved: February 9, 2023

Upgrades include wall surface repair and painting of Carrick Hall due to normal wear and tear of the facility during each year. Includes all related work.

1. The Architecture Collaborative, LLC

The Architecture Collaborative brings experience which covers work for both the University and another higher education institution. This work shows their versatility in completing all different aspects and needs of “on-call” contracts and ability to provide good service. Their team is experienced and will cover all aspects of this project. The Architecture Collaborative, LLC is located in Knoxville, TN.

A total of 1 firm submitted qualifications for this project. There were no other firms submitting.



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Dining Services Facilities Refresh
UT Knoxville
SBC 540/009-05-2023

Category: Minor

Total Budget: \$2,500,000

MACC: \$1,400,000

Designer Fee: \$122,595

Project Approved: February 9, 2023

Refresh and upgrade the Volunteer Hall dining facilities and improve facility infrastructure to accommodate changes in vendor needs. Includes all related work to complete the project.

1. Studio Four Design, Inc.

Studio Four has highlighted experience which covers food service projects for various vendors and projects completed for the University. These projects are of similar size and scope to this project. Their team is experienced and has worked on many previous campus projects. Their consultants are Facility Systems Consultants, LLC (Mechanical, Electrical, Fire Protection & Plumbing) and Ross Bryan Associates, Inc. (Structural). Studio Four Design, Inc. is located in Knoxville, TN.

2. The Architecture Collaborative, LLC

The Architecture Collaborative's experience includes various projects for the University and another dining facility for a higher education institution. Scopes of these projects are comparable to the one needed for this project. Project team is complete, and they are experienced and knowledgeable. Their consultant for this project will be Facility Systems Consultants, LLC (Mechanical & Electrical). The Architecture Collaborative, LLC is located in Knoxville, TN.

A total of 2 firms submitted qualifications for this project. There were no other firms submitting.



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Radiobiology Research Suite Expansion
UT Health Science Center
SBC 540/013-03-2023

Category: Standard

Total Budget: \$4,350,000

MACC: \$3,740,000

Designer Fee: \$301,731

Project Approved: February 9, 2023

Renovation and addition of the TriMetis Animal Facility into an FDA approved test site to test radiation countermeasure drugs. Includes all related work to complete the project.

1. Brg3s, Inc.

brg3s project experience includes UTHSC campus research projects and projects of similar scope for other entities. They have provided good responsive service to the University on past projects and work well with the users. Project team is complete, experienced, and knowledgeable. Their consultant is Allen & Hoshall, Inc. (Mechanical, Electrical, Plumbing & Structural). brg3s is located in Memphis, TN.

2. Dollar & Ewers Architecture, Inc.

Dollar & Ewers has highlighted experience which covers health clinic work and projects completed for the University. Their project team is inclusive and experienced. Their consultants on this project are Haines Structural Group, Inc. (Structural), Facility Systems Consultants, LLC (Mechanical, Plumbing & Electrical), Volunteer X-Ray, Inc. (Radiology / X-Ray), GEOServices, LLC (Geotechnical), and Cannon & Cannon, Inc. (Survey). Dollar & Ewers Architecture, Inc. is located in Knoxville, TN.

A total of 2 firms submitted qualifications for this project. There are no other firms submitting.



Office of Capital Planning

Designer Recommendations

Project: Integrated Health Services Building
East Tennessee State University
SBC# 369/005-05-2022

Category: Major

	Total Project
Total Budget:	\$43,900,000.00
MACC:	\$37,189,556.00
Designer Fee:	\$ 2,256,359.00

Project Approved: SBC July 13, 2022

Construction of a new Integrated Health Services Building. Renovation of space for the College of Nursing, College of Clinical and Rehabilitative Health Sciences, the Student/University Health Clinic, a portion of Nicks Hall, and the Dental Hygiene area of Lamb Hall.

1. **Moody Nolan, Inc.**

Moody Nolan provided a strong submission with impressive projects of similar type and size. The team has numerous years of experience working together which includes expertise in clinical/lab design. This team has proven success at ETSU. The MEP engineering team, Facility Systems Consultants, LLC (FSC), has extensive knowledge of the systems/infrastructure at ETSU and will be a valuable asset on this project.

2. **Clark Nexsen, Inc.**

The Clark Nexsen submission included good examples of projects with comparable program. The design team has extensive experience. The MEP engineering team, Facility Systems Consultants, LLC (FSC), has extensive knowledge of the systems/infrastructure at ETSU and will be a valuable asset on this project.



Office of Capital Planning

3. Cain Rain West, Inc., P.C.

Cain Rash West presented projects of similar type to this project. The team's experience with state of TN projects is limited. The team includes an MEP engineering group, in Facility Systems Consultants, LLC (FSC), that is very familiar with campus.

A total of 3 firms submitted qualifications for this project:

Firm	Location
Cain Rash West Architects, Inc., P.C.	Johnson City
Clark Nexsen, Inc.	Johnson City
Moody Nolan, Inc.	Nashville

East Tennessee State University
Integrated Health Services Building SBC 369/005-05-2022
Overall Evaluation & Ranking

Qualifications & Experience

Design Firm	Evaluator				Median	<u>Rank</u>
	1	2	3	4		
Moody Nolan	76.00	93.50	87.00	92.00	89.50	1
Clark Nexsen	72.50	87.00	91.00	88.00	87.50	2
CainRashWest	71.50	81.50	58.00	60.00	65.75	3

Median	72.5	87.0	87.0	88.0	87.5
Average	73.3	87.3	78.7	80.0	80.9
High	76.0	93.5	91.0	92.0	89.5
Low	71.5	81.5	58.0	60.0	65.8
Difference	4.5	12.0	33.0	32.0	23.8



Designer Recommendations

Project: Craft Center Upgrades
(SBC February 9, 2023)

Category: Capital Maintenance

Total Budget: \$2,840,000.00

MACC: \$2,475,000.00

Designer Fee: \$ 206,510.00

SBC Project No: 364/031-01-2023

Project Scope: This project will provide for upgrades, repairs and system replacements at the Joe L. Evins Appalachian Center for Crafts, and all related work.

1. Franklin Associates, Architects , Inc.

Referenced projects are relevant to this project with one project in design. Team members are fairly consistent. The principal architect and the construction administrator worked together on four of the referenced projects. Firm included an interior designer on the proposed team. The proposal lists tasks to be performed by each member of the team. Firm has prior experience with the proposed MEP consultant, and the MEP consultant team members have prior TTU experience.

2. Maffett Loftis Engineering, LLC

Referenced projects are similar except they do not highlight any exterior work. No roofing projects listed. Team members are consistent on the referenced projects. Proposed team members are qualified and have successfully completed numerous projects at TTU. An interior designer was not included on the proposed team. Proposer has previous experience with all proposed consultants and the consultants have worked on numerous campus projects.

3. Orcutt/Winslow Limited Liability Limited Partnership

Referenced projects are relevant to this project with one project in design. Team members are fairly consistent. The principal architect and the construction administrator worked together on four of the referenced projects. Firm included an interior designer on the proposed team. The proposal lists tasks to be performed by each member of the team. Firm mentions coordination and phasing work in an occupied campus. Firm has prior experience with the proposed MEP consultant, and the MEP consultant team members have prior TTU experience.

A total of 6 firms submitted Letters of Interest for this project.

Firm Name	Location
EOA Architects, PLLC	Nashville, TN
Franklin Associates Architects, Inc.	Chattanooga, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
Maffett Loftis Engineering, LLC	Cookeville, TN
Orcutt Winslow, LLLP	Nashville, TN
Wier Boerner Alin Architecture, PLLC	Nashville, TN



Designer Recommendations

Project:	Football Operations Center (SBC February 2023)
Category:	Disclosed
Total Budget:	\$15,000,000.00
MACC:	\$11,970,000.00
Designer Fee:	\$ 706,720.00
SBC Project No:	364/011-01-2023

Project Scope: Construct a Football Operations Center including a practice field, and all related work.

1. Upland Design Group, Inc.

Project examples are a mix of athletic-focused buildings and health/medicine training programs. Project team roles are not described in detail, but TTU has extensive experience working with the team and would definitely receive quality, responsive service. Basic consultant services described - civil, structural, MPE. Unique qualities include the pre-planning conceptual services provided for this project, which is a benefit. Team is also focused on listening to what the campus wants and needs. Campus has experienced just that with this design team many times previously.

2. Wier Boerner Allin Architecture, PLLC

Project experience examples illustrate a lot of athletic experience - some stadiums, some renovations, some planning/concept only. Project team roles are described, but appears heavy on the partner/principal management side. Proposal notes principal-in-charge as being the main point of contact, but current TTU project with this firm has experienced very little principal/partner involvement. Design team includes an interior designer. Consultants include MPE, Structural, Civil, Landscape Architecture, and Cost Estimating.

3. Cope Associates, Inc.

Smaller project examples given, but loosely aligned with scope. Only one joint venture project cited, one project is not complete, and one is planning only. Good and detailed role descriptions for the project team given, specific to this proposed project. TTU can know what to expect from this team based on descriptions. Team includes a healthcare specialist architect, an interior designer, and a construction administrator. Consultant roles are less detailed, but it's clear what discipline each firm will be practicing. Unique qualities listed include listening, working within constraints, and following campus direction.

A total of 7 firms submitted Letters of Interest for this project.

Firm Name	Location
Blankenship & Partners, LLC	Knoxville, TN
Cope Associates, Inc.	Knoxville, TN
Franklin Associates Architects, Inc.	Chattanooga, TN
HFR, Inc. (dba Wold HFR Design)	Brentwood, TN
Orcutt Winslow, LLLP	Nashville, TN
Upland Design Group, Inc.	Crossville, TN
Wier Boerner Allin Architecture	Nashville, TN

Designer Evaluation Summary

Project: THP District 4 Headquarters Memphis - New Facility
 Agency: Department of General Services
 Category: Standard
 SBC Project No.: 502/007-01-2022
 Project Approved By: SBC
 Project Approval Date: 08.11.2022
 Total Project Budget: \$18,890,000.00
 Maximum Allowable Construction Cost (MACC): \$11,879,175.00
 Designer Fee: \$701,749.00
 Project Description: Construct a new district headquarters building in Memphis and all required related work.

RANKING	FIRM NAME
1)	Renaissance Group, Inc. – Submittal showcased firm’s experience on similar projects; proposed project team is well-qualified and has a history of working together; proposed project approach is extensive and clearly defined.
1)	SpiritArchitecture Group, LLC – Firm has experience on similar-scoped projects for State; proposed team is qualified; proposed project approach is a bit generic.
3)	Goodwyn Mills Cawood, LLC – Firm has extensive experience with State including some similar-scoped projects; proposed team is well-qualified; project approach is clearly defined.



Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Allen & Hoshall, Inc.	Memphis, TN
ANF Architects, Inc.	Memphis, TN
brg3s, Inc.	Memphis, TN
Clark + Associates, Architects	Memphis, TN
designshop, LLC	Memphis, TN
Evans Taylor Foster Childress Architects, P.C.	Memphis, TN
Fleming Associates Architects, P.C.	Memphis, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
Haizlip Studio, PLLC	Memphis, TN
Renaissance Group, Inc.	Lakeland, TN
SpiritArchitecture Group, LLC	Collierville, TN
TKZ Architecture, LLC	Nashville, TN